

**MINUTES**  
**PUBLIC HEARING FOR THE LINCOLN-LANCASTER COUNTY**  
**COMPREHENSIVE PLAN 2025**  
**WEDNESDAY, MAY 8, 2002**  
**COUNTY BOARD/CITY COUNCIL CHAMBERS, ROOM 112**  
**FIRST FLOOR, COUNTY-CITY BUILDING**  
**1:30 P.M.**

Present: Colleen Seng, City Council; Annette McRoy, City Council; Jonathan Cook, Chair of the City Council; Jon Camp, Vice Chair of the City Council; Terry Werner, City Council; Ken Svoboda, City Council; Bob Workman, Chair of the Board of Commissioners; Bernie Heier, Vice Chair of the Board of Commissioners; Kathy Campbell, County Commissioner; Larry Hudkins, County Commissioner; Ray Stevens, County Commissioner; Trish Owen, Deputy County Clerk; Kent Morgan, Assistant Director of the Planning Department; Steven Henrichsen, Special Projects Manager in the Planning Department; Mike DeKalb, Planner and Roger Figard, City Engineer

Absent: Glen Friendt, City Council

The joint meeting of the Lancaster County Board and the Lincoln City Council was convened at 1:30 p.m.

**I. CITY COUNCIL CHAIR CALLS CITY OF LINCOLN CITY COUNCIL TO ORDER:**

Jonathan Cook, City Council Chair, made introductions and called the City Council to order.

**II. COUNTY BOARD CHAIR CALLS LANCASTER COUNTY BOARD TO ORDER:**

Bob Workman, Chair of the County Board, made introductions and called the County Board to order.

**III. NOMINATION AND ELECTION OF JOINT PUBLIC HEARING CHAIR:**

**MOTION:** Heier moved and Seng seconded to nominate and elect Bob Workman as Chair of the joint public hearing. Camp, Campbell, Cook, Heier, Hudkins, McRoy, Seng, Stevens, Svoboda, Warner and Workman voted aye. Motion carried.

Workman explained that the purpose of the hearing was to take testimony on the proposed Comprehensive Plan and briefly discussed protocol for the hearing (Exhibit 7).

Workman also stated that the hearing will close on Wednesday, May 22, 2002 with the County Board taking action on Tuesday, May 28, 2002 at 1:30 p.m. The City Council will take action on the Comprehensive Plan Tuesday, May 28, 2002 at 4 p.m.

Kent Morgan, Assistant Director of the Planning Department, stated the Comprehensive Plan represents three different plans:

- \* The City of Lincoln's Comprehensive Plan
- \* Lancaster County's Comprehensive Plan
- \* Long Range Transportation Plan (LRTP)

Morgan explained that the Planning Commission added a seven square mile sub-area to the Comprehensive Plan which was referred to as E-3. In adding the area to the plan it was also added to the staging, however, nothing was added in terms of the land use plan or the urban infrastructure. Morgan stated after City Council and County Board take action, the Planning Department will go back to the Planning Commission and provide more detailed information regarding the specific land uses of the area and the infrastructure improvements which will be needed.

Morgan added that the Planning Commission had 13 specific land use proposals before them which they chose to defer until after the County Board and City Council takes action.

Morgan requested that a memorandum from Allan Abbott, Director of Public Works and Utilities, requesting an amendment to the Comprehensive Plan involving the change of a sentence on Page F-69 regarding the Floodplain Task Force be offered and marked for the record (Exhibit 1). He said the sentence currently reads as follows: "Manage floodplain development in a manner consistent with the findings of the Mayor's Floodplain Task Force." New language would amend the sentence to read as follows: "The Mayor's Floodplain Task Force is currently developing policy standards for floodplains that consider the natural functions played by these areas. Once the Task Force concludes its work, their policy recommendations should be considered for incorporation in the Comprehensive Plan."

Camp explained that a constituent had contacted him regarding the inclusion of his parcel of property in the 13 specific land use proposals. He asked Morgan how it should be handled.

Morgan suggested referring it back to the Planning Commission to be included in the 13 proposals.

The public hearing was opened for public testimony.

#### **IV. PUBLIC TESTIMONY**

**Chris Sommerich**, 4070 South 20<sup>th</sup> Street, Lincoln, Nebraska, stated he was appearing on behalf of the Wachiska Audubon Society. He said that the Society is in favor of the inclusion of the Greenprint elements in the Comprehensive Plan, noting that inclusion of the elements would ensure that the future continues to include native tall grass prairies, freshwater wetlands, riparian corridors and the saline wetlands. Written testimony was offered and marked for the record (Exhibit 2).

**Rocky Weber**, 134 South 13<sup>th</sup> Street, Suite 400, Lincoln, Nebraska, stated he was appearing on behalf of the School Sisters of Christ the King located at 4100 Southwest 56<sup>th</sup> Street. He gave a brief background regarding the property and said the sisters would like to request an amendment to the Comprehensive Plan to include their property (Lot 11 in Section 6, Township 9, Range 6) within the future service limit boundary. Written testimony was offered and marked for the record (Exhibit 3).

**Margaret Vrana**, 1919 E Street, Lincoln, Nebraska, appeared and stated she would like to see plans for the extension of Wilderness Park put back into the Comprehensive Plan. She stated the park provides flood control, water infiltration buffering soil and pesticides residues from the streams, connects wildlife habitats, as well as provides a valuable eco-system.

**Danny Walker**, 427 "E" Street, Lincoln, Nebraska, appeared and commented that there were no reports from the Floodplain Committee within the Comprehensive Plan. Another concern addressed was the multi-plex theater complex in downtown Lincoln. Offered and marked for the record was documentation regarding multiple screen facilities (Exhibit 4).

**Joe Gabig**, 4835 Knox Street, Lincoln, Nebraska, appeared and addressed snow melt and rain which creates water problems. He urged the County Board and City Council to adopt the changes to the Comprehensive Plan proposed by the Friends of Wilderness Park, to implement the environmental and flood protection features of the Comprehensive Plan, to develop and enhance community partnerships to assist with the work and to remind planners, developers, administrators and the public of the need and value of such a plan. Written testimony was offered and marked for the record (Exhibit 5).

**Mike Carlin**, 2700 West Paddock Road, Lincoln, Nebraska, appeared and indicated he was representing the Friends of Wilderness Park. He referred to a letter, dated April 30, 2002, from the Friends of Wilderness Park which contained requests for seven amendments to the Comprehensive Plan. Carlin addressed the extension of Wilderness Park and suggested that the design of the South Beltway be integrated with the extension of the park. Also discussed by Carlin were the beltway and fringe arterial study, making agendas and minutes available to the public to promote community involvement and the Wilderness Park crossing at Yankee Hill Road.

**Glenn Cekal**, 1420 C Street #A, Lincoln, Nebraska, appeared and stated he would like to see the City Council, County Board, Planning Commission and Planning Department do what works for the people. He also stated that he previously suggested to Allan Abbott, Director of Public Works & Utilities, that a priority system regarding infrastructure be put in place.

**Tom Houston**, 233 South 13<sup>th</sup> Street, Suite 1900, Lincoln, Nebraska, appeared on behalf of Allan Beatty, who owns property at South 82<sup>nd</sup> Street and Roca Road and is one of the 13 parcels discussed previously by Kent Morgan. He referred to the Comprehensive Plan's validation of the Horizon Plan by Hickman and explained he feels the Horizon Plan is trying to expand their jurisdiction of Hickman beyond what they're statutorily authorized to do. Houston requested that the Comprehensive Plan be revised to eliminate the validation of the Horizon Plan by Hickman.

**Jim Chambers**, 6021 South 74<sup>th</sup> Street, Lincoln, Nebraska, appeared and stated he owns property in Section 12-10-5 which is bounded on the south by Adams Street, on the west by Northwest 70<sup>th</sup> Street and on the north by West Superior Street. He suggested that Section 12-10-5 be included in the Tier 1 development draft.

**Rich Wiese**, 730 Pier 3, Lincoln, Nebraska, appeared and gave a brief history regarding the purchase and preservation of the Saline Wetlands near Capitol Beach. He explained that he and his wife are going to do the same at approximately 63<sup>rd</sup> and West Superior Streets. Wiese stated there is a gate located on the property which he would like to see opened to allow easy access for school busses and other vehicles which may be bringing individuals to tour the wetlands.

**Tim Knott**, 4310 Waterbury Lane, Lincoln, Nebraska, appeared in support of the new language suggested by the Friends of Wilderness Park relating to the extension of the park.

**Ken Reitan**, 2310 South Canterbury Lane, Lincoln, Nebraska, appeared in support of the Greenprint Challenge aspects of the proposed Comprehensive Plan, particularly the protection and expansion to the south of Wilderness Park, native prairies, saline wetlands, forests and stream corridors. He stated he objects to the removal of new restrictions regarding acreage development.

In response to a question asked by Seng regarding "build through", Mike DeKalb, Planning Department, stated that three-acre parcels built to County standards can represent a variety of barriers to the City when it grows into them. The idea of "build through", he said, is to pre-design the acreages with infrastructure so that the City has the ability to grow into them, designed so that the acreages meet City standards, as well as meeting City lot sizes.

In response to a question asked by Werner regarding "no build" in the floodplain, Morgan referred to Page 37 and stated assumptions were made that there would be some continued development in the floodplain, although they are trying to pare it back.

**Bob Lookabaugh**, 8101 Agnew Road, Ceresco, Nebraska, appeared and stated he didn't think it was very productive to propose plans so far into the future and for such a wide expanse (to the county line) when the world is continually changing.

There being no further testimony, the Chair recessed the hearing at 2:55 p.m. to be reconvened at 6 p.m.

---

Bruce Medcalf  
County Clerk